

LEGEND

- WV = WATER VALVE
- S = SIGN
- FH = FIRE HYDRANT
- FS = FIRE STAND
- CONC = CONCRETE
- OVH = OVERHANG
- EB = ELECTRIC BOX
- PP = POWER POLE
- MB = MAIL BOX
- R/W = RIGHT OF WAY
- T/CB = TRAFFIC CONTROL BOX
- A/C = AIR CONDITIONING UNIT
- L = LIBER
- R/W = RIGHT OF WAY
- PWR = OVERHEAD POWER LINES
- N/S = NAIL SET
- B = BOLLARD
- H = HANDICAP
- YDI = YARD DROP INLET
- SCD = SEWER CLEAN OUT
- PWR = OVERHEAD POWER LINES
- SDMH = SANITARY DRAIN MANHOLE
- CDI = CURB DROP INLET
- TEL = OVERHEAD TELEPHONE LINES
- F = FOUND
- R/F = ROD FOUND
- R/S = ROD SET
- F = FENCE
- BSL = BUILDING SETBACK LINE
- EP = EDGE OF PAVEMENT
- SRC = STATE ROADS COMMISSION

SCHEDULE B

8. RIGHTS OF WASHINGTON SUBURBAN SANITARY COMMISSION BY VIRTUE OF AN AGREEMENT DATED APRIL 3, 1976 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 4614, FOLIO 507. (NOT PLOTTED, LOCATION TOO VAGUE, PER INCOMPLETE INFORMATION CONTAINED IN DESCRIPTION OF EASEMENT)
9. RIGHTS OF THE BOARD OF COUNTY COMMISSIONERS BY VIRTUE OF AN AGREEMENT DATED MARCH 11, 1968 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 3324, FOLIO 517. (AFFECTS SUBJECT PROPERTY, NOT PLOTTED, UNABLE TO DETERMINE LOCATION PER DESCRIPTION CONTAINED IN DEED)
10. SLOPE EASEMENT AS REFERENCED IN EASEMENT AGREEMENT DATED MARCH 11, 1968 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 3324, FOLIO 517. (AFFECTS SUBJECT PROPERTY, NOT PLOTTED, UNABLE TO DETERMINE LOCATION PER DESCRIPTION CONTAINED IN DEED)
11. RIGHT OF WAY DATED JUNE 28, 1984 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 5936, FOLIO 495 BY AND BETWEEN 84 DEVELOPMENT COMPANY AND WILLIAM LUCURGO, ET UX. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
12. PERMISSION TO GRADE AND INDEMNITY DATED JULY 19, 1984 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 5936, FOLIO 503. (NOT PLOTTED, NO LONGER AFFECTS SUBJECT PROPERTY)
13. DEED TO THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION DATED JULY 1, 1997 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 11699, FOLIO 314. SEE ALSO STATE ROADS COMMISSION PLAT NO. 54307. (AREA AS SHOWN HEREON)
14. DECLARATION OF COVENANTS DATED OCTOBER 6, 2003 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 18476, FOLIO 001 BY PIERCE HARDY LIMITED PARTNERSHIP. (AFFECTS SUBJECT PROPERTY, NOT PLOTTED, NO PLOTTABLE EASEMENTS)
15. TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS SET FORTH ON THE PLAT ENTITLED "LAPIN SUBDIVISION", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN PLAT BOOK NLP NO. 110, PAGE 10. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)

GENERAL NOTES

1. THIS PLAT WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 22064 FEET.
2. THIS PROPERTY HAS DIRECT ACCESS TO OLD ALEXANDRIA FERRY ROAD, WHICH IS A DEDICATED PUBLIC STREET OR HIGHWAY.
3. THE NUMBER OF STRIPED PARKING SPACES IS 38 REGULAR AND 4 HANDICAPPED SPACES.
4. ALL FIELD MEASUREMENTS MATCHED RECORD MEASUREMENTS WITHIN THE MINIMUM STANDARDS SET FORTH FOR ALTA/ACSM LAND TITLE SURVEY.
5. WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.
6. RIGHTS OF THE STATE OF MARYLAND ARE NOT DESIGNATED BY THIS SURVEY.
7. WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE STATE OF MARYLAND, THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY.
8. BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
9. BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. THERE APPEARS TO BE NO CHANGE TO RIGHT OF WAY LINES FOR ADJACENT ROADWAYS, OR STREET OR SIDEWALK CONSTRUCTION REPAIRS, BY VISUAL INSPECTION, OR ANY INFORMATION SUPPLIED TO SURVEYOR.
11. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF 'C' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 245208-0080D, WITH A DATE OF IDENTIFICATION OF 9/19/1996, IN CLINTON COUNTY, STATE OF MARYLAND, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SAID PREMISES IS LOCATED.
12. SITE USE PERMITTED IN CURRENT ZONING CATEGORY.

ZONING DATA

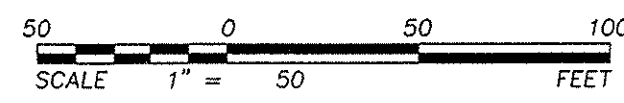
ZONING: C-M (COMMERCIAL MISCELLANEOUS)

FRONT - 10' FROM STREET
SIDE - 12'
REAR - 25'
HEIGHT - 30'

PARKING REQUIREMENTS
3 FOR FIRST 1500 SQ. FT. OF GROSS FLOOR AREA
PLUS 1 FOR EACH ADDITIONAL 1500 SQ. FT. OF GROSS FLOOR AREA UP TO 100,000 SQ. FT.

BULK REQUIREMENTS
NONE

PRINCE GEORGE'S COUNTY PLANNING DEPT.
(301)952-3918 SOURCE OF INFO: www.pgplots.com



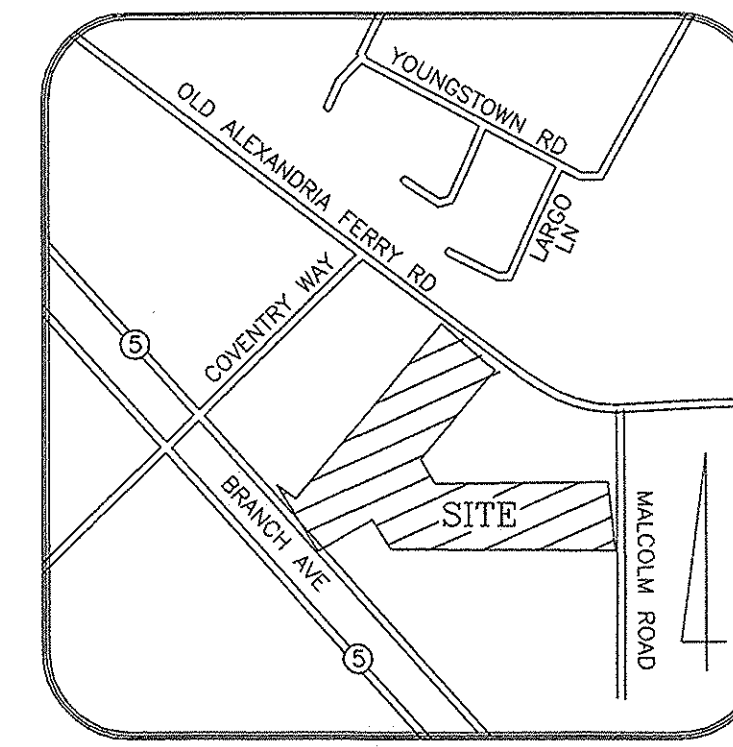
UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

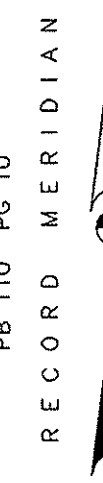
Landmark-fleet Surveyors, P.C.

ENGINEERS • LAND SURVEYORS • PLANNERS
8014 MIDLOTHIAN TURNPIKE
RICHMOND, VIRGINIA 23235
(804) 330-5666, (FAX) 330-5558

DATE: 6/9/2008 DRAWN BY: CJG JN: 20128 SHEET 1 OF 1



VICINITY MAP NOT TO SCALE



STATEMENT OF ENCROACHMENTS

- (A) FENCE EXTENDS OVER WESTERN PORTION OF SUBJECT PROPERTY
- (B) FENCE EXTENDS OVER NORTHERN PORTION OF SUBJECT PROPERTY
- (C) FENCE EXTENDS OVER SUBJECT PROPERTY LINE

LEGAL DESCRIPTION

ALL THAT LOT, PIECE OR PARCEL OF LAND LOCATED IN THE 9TH (SURRETTS) ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, MARYLAND, AND BEGINNING FOR THE SAME AT A STATE BEING JOHN V. PYLES' BOUNDARY ON THE ROAD RUNNING FROM WATERLOO TO MARSHALL'S HALL, AND WITH SAID ROAD 22 PERCHES IN A STRAIGHT LINE 22 PERCHES TO A STONE, THE BOUNDARY LINE BETWEEN TRAP QUATER AND JOHN V. PYLES' LAND AND FROM SAID STONE TO THE PLACE OF BEGINNING, CONTAINING FIVE (5) ACRES OF LAND, MORE OR LESS.

SAVING AND EXCEPTING THEREFROM THAT 65,340 SQUARE FEET OR 1,5000 ACRES OF GROUND CONVEYED BY ALTA B. NAYLOR, WIDOW TO EDWARD M. SINGER AND MARY E. SINGER, HIS WIFE AND EVELYN T. WINKLER BY DEED DATED JUNE 7, 1966 AND RECORDED IN LIBER 3332, FOLIO 501, THE RESIDUE CONVEYED HEREIN BEING 3.5 ACRES, MORE OR LESS.

SAVING AND EXCEPTING THAT 12,721 SQUARE FEET OR GROUND CONVEYED BY ALFRED R. LAPIN, TERRANCE W. LAPIN AND MANCY L. LOBANCO TO WILHELMINA D. GWYNN BY DEED DATED JUNE 18, 1979 AND RECORDED JUNE 19, 1997 IN LIBER 5110, FOLIO 473.

SAVING AND EXCEPTING THEREFROM ALL THAT PROPERTY CONVEYED UNTO THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 1, 1997 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 11699, FOLIO 314.

SAID PROPERTY NOW BEING KNOWN AS LOT NO. 1 AS SHOWN ON THE PLAT ENTITLED "LAPIN SUBDIVISION", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN PLAT BOOK NLP NO. 110, PAGE 10.

SURVEY DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH PIPE FOUND ALONG THE SOUTH LINE OF OLD ALEXANDRIA FERRY ROAD, AND BEING APPROXIMATELY 273 FEET WEST OF MALCOLM ROAD, THENCE SOUTH 29 DEGREES 05 MINUTES 03 SECONDS WEST 312.95 FEET TO A 5/8 INCH ROD SET; THENCE SOUTH 40 DEGREES 33 MINUTES 16 SECONDS EAST 76.20 FEET TO A 5/8 INCH ROD SET; THENCE NORTH 78 DEGREES 35 MINUTES 02 SECONDS EAST 465.69 FEET TO A 5/8 INCH ROD SET; THENCE SOUTH 16 DEGREES 35 MINUTE 547 SECONDS EAST 186.10 FEET TO A NAIL FOUND; THENCE SOUTH 79 DEGREES 27 MINUTES 39 SECONDS WEST 602.89 FEET TO A NAIL SET; THENCE NORTH 43 DEGREES 04 MINUTES 03 SECONDS WEST 98.33 FEET TO A 5/8 INCH ROD SET; THENCE SOUTH 49 DEGREES 26 MINUTES 44 SECONDS WEST 363.50 FEET TO A 5/8 INCH ROD SET; THENCE NORTH 43 DEGREES 04 MINUTES 52 SECONDS WEST 189.66 FEET TO A 5/8 INCH ROD SET; THENCE NORTH 38 DEGREES 03 MINUTES 17 SECONDS WEST 22.36 FEET TO A 5/8 INCH ROD SET; THENCE SOUTH 62 DEGREES 38 MINUTES 05 SECONDS EAST 66.13 FEET TO A 5/8 INCH ROD SET; THENCE NORTH 29 DEGREES 08 MINUTES 03 SECONDS EAST 814.49 FEET TO A 5/8 INCH ROD FOUND; THENCE SOUTH 59 DEGREES 10 MINUTES 28 SECONDS EAST 155.14 FEET TO A 5/8 INCH ROD SET; THENCE SOUTH 63 DEGREES 43 MINUTES 48 SECONDS EAST 34.97 FEET TO A 1 INCH PIPE FOUND, BEING THE POINT AND PLACE OF BEGINNING, CONTAINING A TOTAL AREA, PARCEL "A" AND "B", OF 5.4433 ACRES OR 237106.1 SQUARE FEET OF LAND.

THE ABOVE DESCRIBED PROPERTY IS A PART OF THE PROPERTY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 08-024371 DATED MAY 2, 2008.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.themattthewscompany.com

MARK	DATE	REVISION	BY	AP'V'D

SPIRIT FINANCE CORPORATION

6701 OLD ALEXANDRIA FERRY ROAD (OLD ALEXANDRIA FERRY ROAD) (POSTED) CLINTON, MD (84 LUMBER)	
SCALE: 1" = 50'	CHKD. / AP'V'D:
DATE: 6/5/08	APPROVED:
DWN. BY: CJG	STDR NDI: 919
CHKD. BY: BCL	

JN: 33826

SURVEYOR'S CERTIFICATION

TO: BARCLAYS CAPITAL REAL ESTATE INC., ITS AFFILIATES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WACHOVIA BANK, NATIONAL ASSOCIATION, WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF WACHOVIA BANK COMMERCIAL MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-C33, LNR PARTNERS, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, SPIRIT SFC PRIFOLIO 2007-2 LLC AND ITS AFFILIATES AND LAWYERS TITLE INSURANCE CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13 AND 14 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 6/16/08
REGISTRATION NO. 154
LANDMARK-FLEET SURVEYORS, PC
BRUCE C. LANDES
8014 MIDLOTHIAN TURNPIKE, SUITE 103
RICHMOND, VA 23235
PHONE (804)330-5676
FAX (804)330-5558



THE PROPERTY DESCRIBED AND SHOWN HEREON IS A PART OF THE PROPERTY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 08-024371 DATED MAY 2, 2008.